

**SOLE
AGENT**

10 Grandes Rocques Court

Les Grandes Rocques | Castel | GY57XQ

This light and spacious three bedroom apartment is presented to the market in good condition and is located in a highly desirable area, just a few hundred meters from Grandes Rocques beach and the neighbouring amenities. Accommodation comprises lounge/diner, kitchen, three bedrooms and a bathroom. The property benefits from a covered patio area and use of the communal garden. There is an allocated parking space for one car. This is an ideal purchase for both first-time buyers or for a for those looking for a buy-to-let.

£382,000

3 BEDROOMS

1 BATHROOM

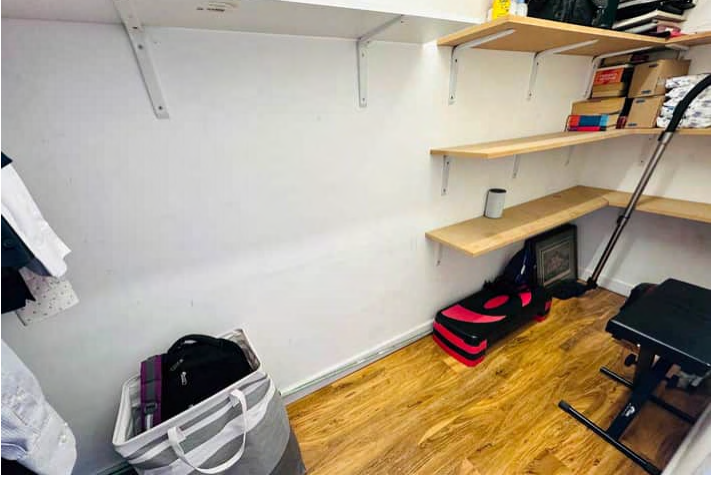
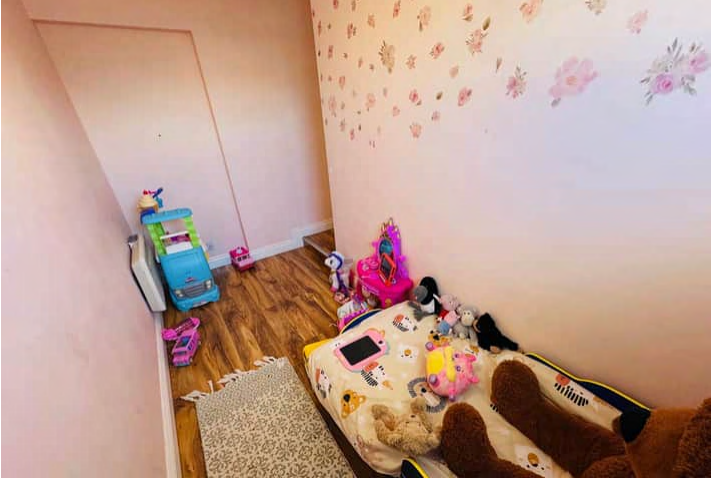
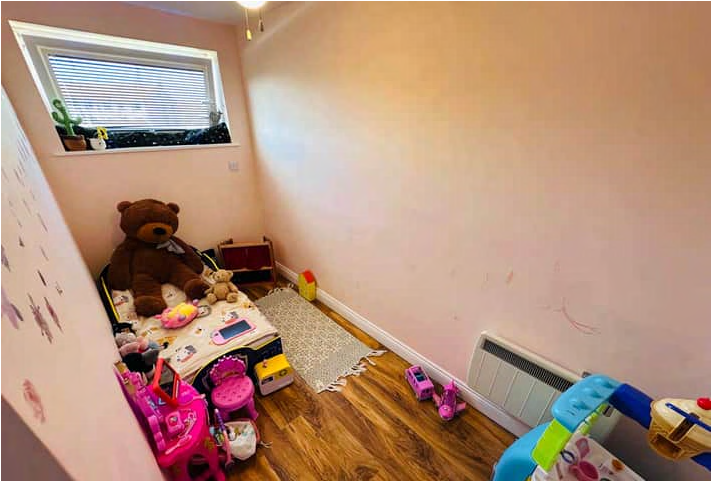
1 RECEPTION

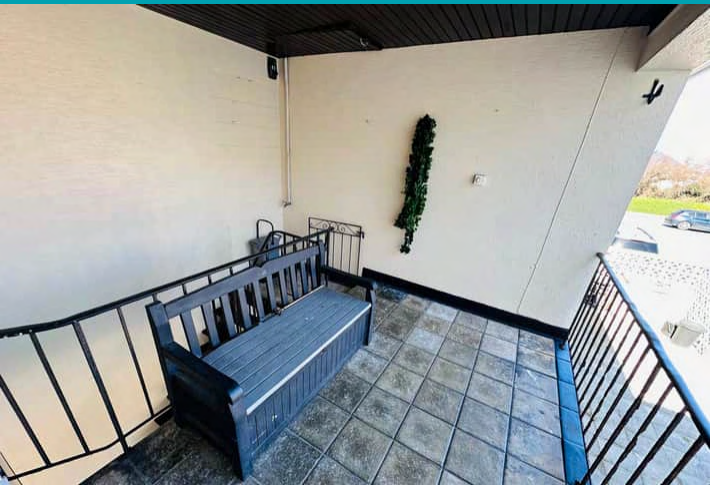
**Shields
& Rutland**

PHOTOS

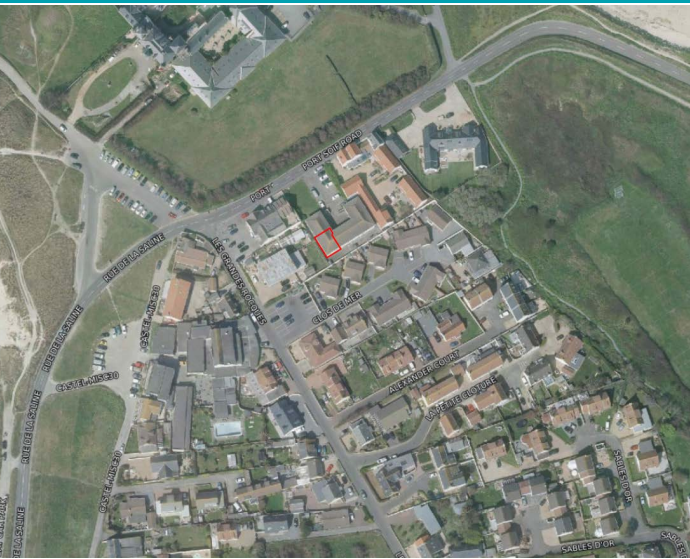


PHOTOS





SPECIFICATIONS



Lounge/Diner

4.50m x 3.81m (14' 9" x 12' 6")

Kitchen

3.65m x 2.55m (12' 0" x 8' 4")

Bedroom 1

3.51m x 3.34m (11' 6" x 10' 11")

Bedroom 2

3.34m x 2.35m (10' 11" x 7' 9")

Inner Hall

0.87m x 0.86m (2' 10" x 2' 10")

Bedroom 3

3.49m x 2.13m (11' 5" x 7' 0")

Bathroom

2.50m x 1.47m (8' 2" x 4' 10")

Parking

There is an allocated parking space for one vehicle.

Garden

Property benefits from use of the communal garden.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Walking distance to the beach
- Patio area
- Light and spacious
- uPVC double glazed
- Service charge: £80pcm
- trp-94

SERVICES

Mains water, electricity and drainage.

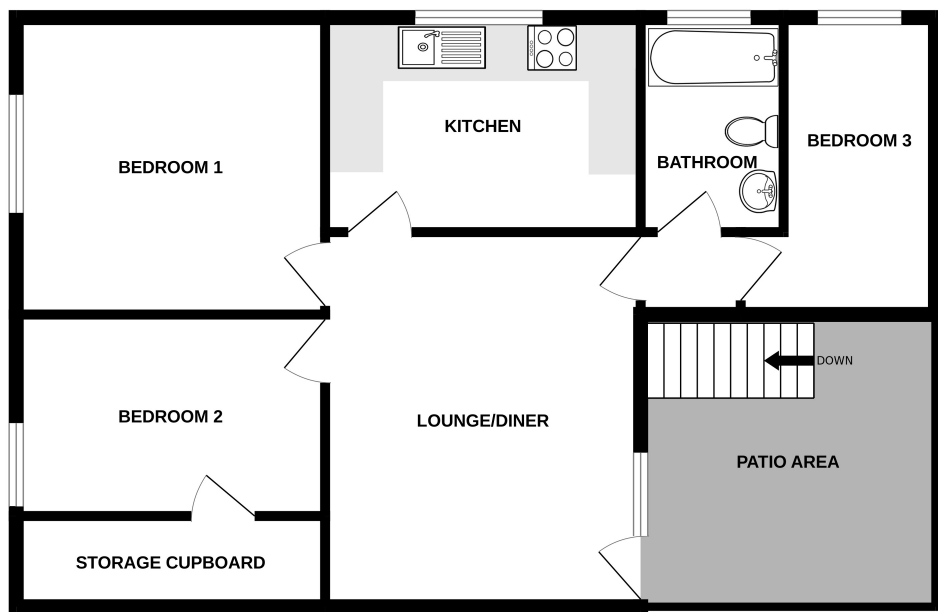
APPLIANCES INCLUDED

- Zanussi fridge/freezer
- Stoves oven and hob
- Extractor fan
- Indesit washing machine

SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampson High School

FIRST FLOOR



10 GRANDES ROCQUES COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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